

**ZONING AMENDMENT, PLANNING APPROVAL,  
PLANNED UNIT DEVELOPMENT, SUBDIVISION &  
SIDEWALK WAIVER STAFF REPORT      Date: January 9, 2003**

<b><u>NAME</u></b>	Gulf Coast Asphalt Company
<b><u>SUBDIVISION NAME</u></b>	GCAC Subdivision
<b><u>LOCATION</u></b>	East side of U.S Highway 90, 1,527± North of Sixth Street
<b><u>PRESENT ZONING</u></b>	R-1, Single-Family Residential
<b><u>PROPOSED ZONING</u></b>	I-2, Heavy Industry
<b><u>AREA OF PROPERTY</u></b>	41± Acres—3 lots
<b><u>CONTEMPLATED USE</u></b>	<p>Methanol storage, with multiple buildings on a single building site.</p> <p><b>It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.</b></p>
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediately
<b><u>ENGINEERING COMMENTS</u></b>	<p>Sidewalk waiver recommended. Right-of-way is not amenable for sidewalk construction. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.</p>
<b><u>TRAFFIC ENGINEERING COMMENTS</u></b>	<p>All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards</p>

**REMARKS**

The applicant is requesting Rezoning and Planning Approval from R-1, Single-Family Residential to I-2, Heavy Industry to store methanol; the storage of hazardous materials and petroleum products is allowed with Planning Approval in an I-2 district. The applicant is also requesting Planned Unit Development approval to have multiple buildings (tanks) on a single building site, subdivision approval to create a three-lot subdivision, and a sidewalk waiver.

The site is illustrated as industrial on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use component allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

Although the property adjacent to the East is zoned residentially, it is owned by the State Docks and is a spoil site, thus it is unlikely the property would ever be used residentially. Additionally, the remainder of the area is zoned and utilized industrially and the rezoning of the site could simply be considered infill.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

It should be noted that the Planning and PUD approvals are for Lot 1 only. Methanol is a petroleum product, and the storage of methanol may be classified as hazardous because it is flammable; both of these categories (petroleum and hazardous materials storage) require Planning Approval in an I-2 district. The area is highly industrialized with tank storage of similar products, and the location could be considered appropriate due to its compatibility with the surrounding land uses, location on a major street, and the ease of access to I-10, I-165 and the Mobile River. It should be noted that the type of storage, in conjunction with the site's proximity to the Mobile River, may require additional approvals from federal, state and local agencies prior to the development of the site.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

The site will be developed with four large tanks; and two curb cuts, with a small (five spaces) parking area also proposed. Regarding the parking and driveways, these areas

may be gravel, which is allowed by right in I-2 districts. Although the site adjoins R-1 property to the East, a buffer should not be required if and until the site to the East is developed residentially. Additionally, full compliance with the landscaping and tree planting requirements of the Ordinance would be required; however, in I-2 districts, only frontage trees are required.

In regard to the proposed subdivision, the site fronts a planned major street, which has an existing right-of-way in compliance with the Major Street Plan. However, access management is a concern, thus a note should be placed on the final plat stating that the number, location and design of all curb cuts shall be approved by the Traffic Engineering.

Regarding the sidewalk waiver, as outlined in the Engineering Comments, the topography of the right of way is not conducive to sidewalk construction.

**RECOMMENDATION**      **Rezoning:** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the approval of all necessary federal, state and local agencies prior to development; 2) provision of a buffer along the East property line, at such time the adjacent property is developed residentially; 3) full compliance with the landscaping and tree planting requirements of the Ordinance (frontage trees only for industrial property); 4) number, location and design of all curb cuts to be approved by Traffic Engineering; and 5) full compliance with all municipal codes and ordinances.

**Planning Approval:** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the approval of all necessary federal, state and local agencies prior to development; 2) provision of a buffer along the East property line, at such time the adjacent property is developed residentially; 3) full compliance with the landscaping and tree planting requirements of the Ordinance (frontage trees only for industrial property); 4) number, location and design of all curb cuts to be approved by Traffic Engineering; and 5) full compliance with all municipal codes and ordinances.

**Planned Unit Development:** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the approval of all necessary federal, state and local agencies prior to development; 2) provision of a buffer along the East property line, at such time the adjacent property is developed residentially; 3) full compliance with the landscaping and tree planting requirements of the Ordinance (frontage trees only for industrial property); 4) number, location and design of all curb cuts to be approved by Traffic Engineering; and 5) full compliance with all municipal codes and ordinances.

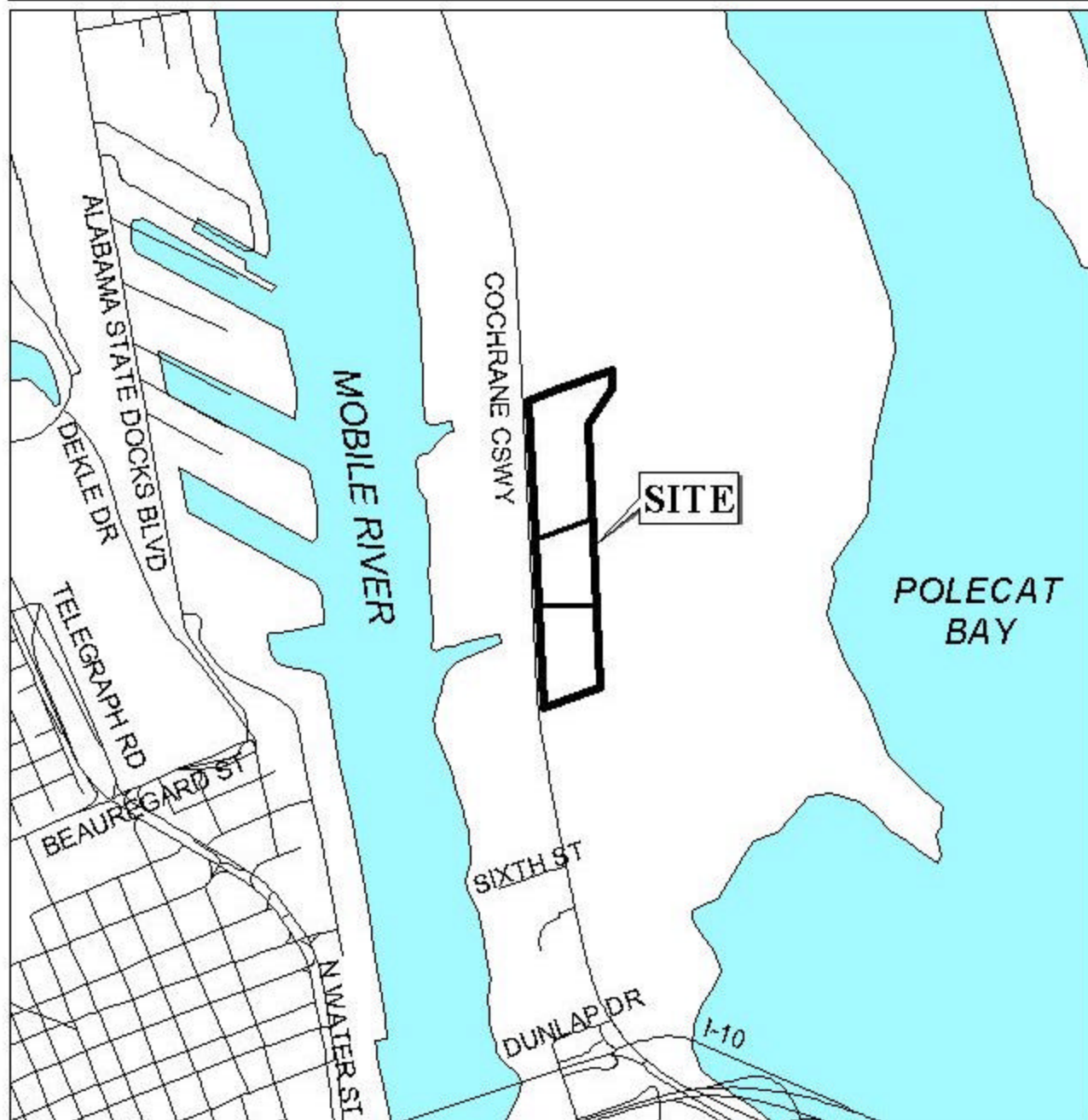
**Subdivision:** With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all necessary federal, state and local agencies prior to development; 2) provision of a buffer along the

**Subdivision Recommendations cont.**

East property line, at such time the adjacent property is developed residentially; and  
3) placement of a note on the final plat stating that the number, location and design of all  
curb cuts shall be approved by Traffic Engineering.

**Sidewalk Waiver:** Based upon the preceding, it is  
recommended that the waiver be approved.

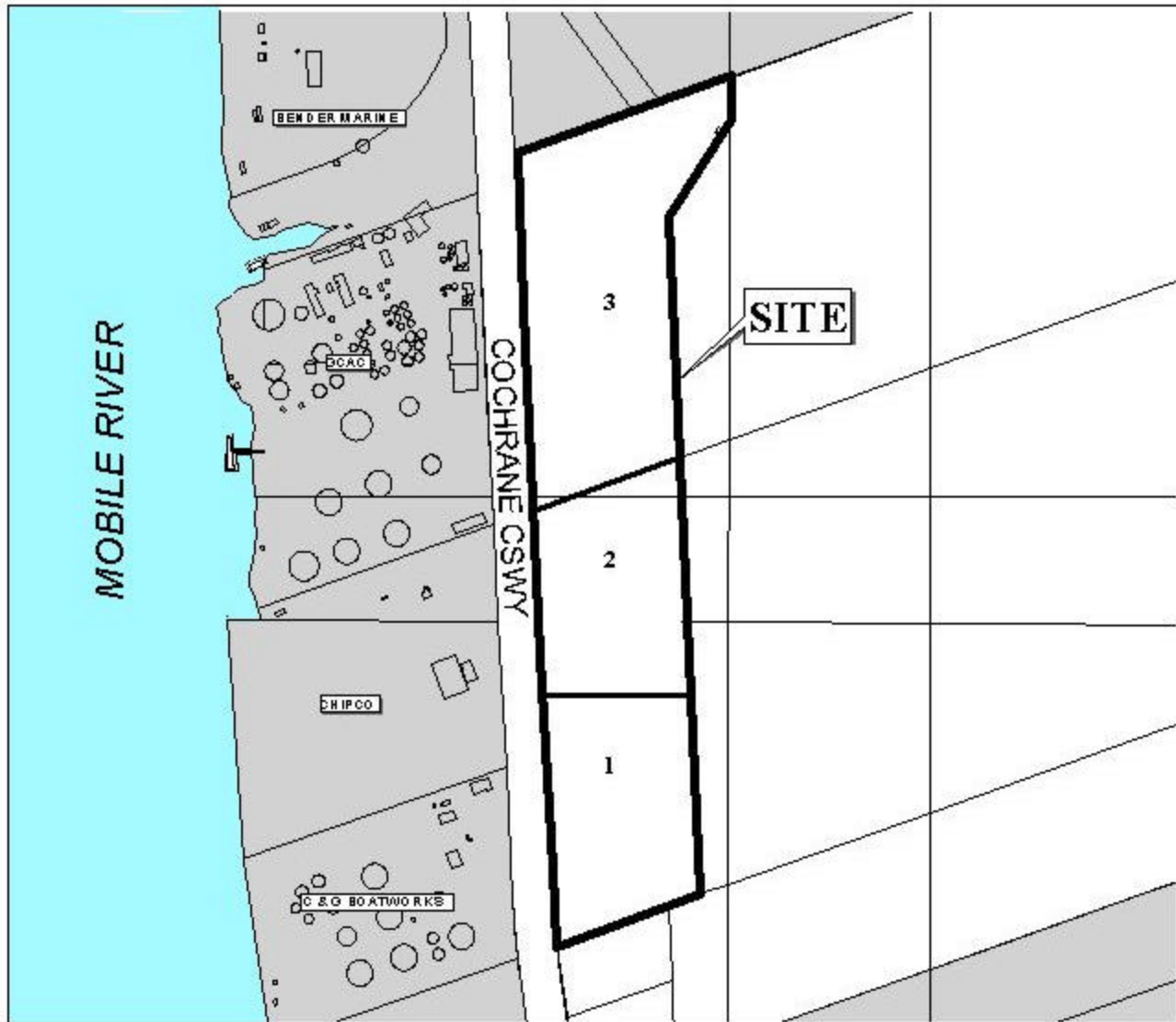
## LOCATOR MAP



APPLICATION NUMBER 4, 5, 6, 7, 8 DATE January 9, 2003  
APPLICANT Gulf Coast Asphalt Company



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an industrial area with vacant land to the East.

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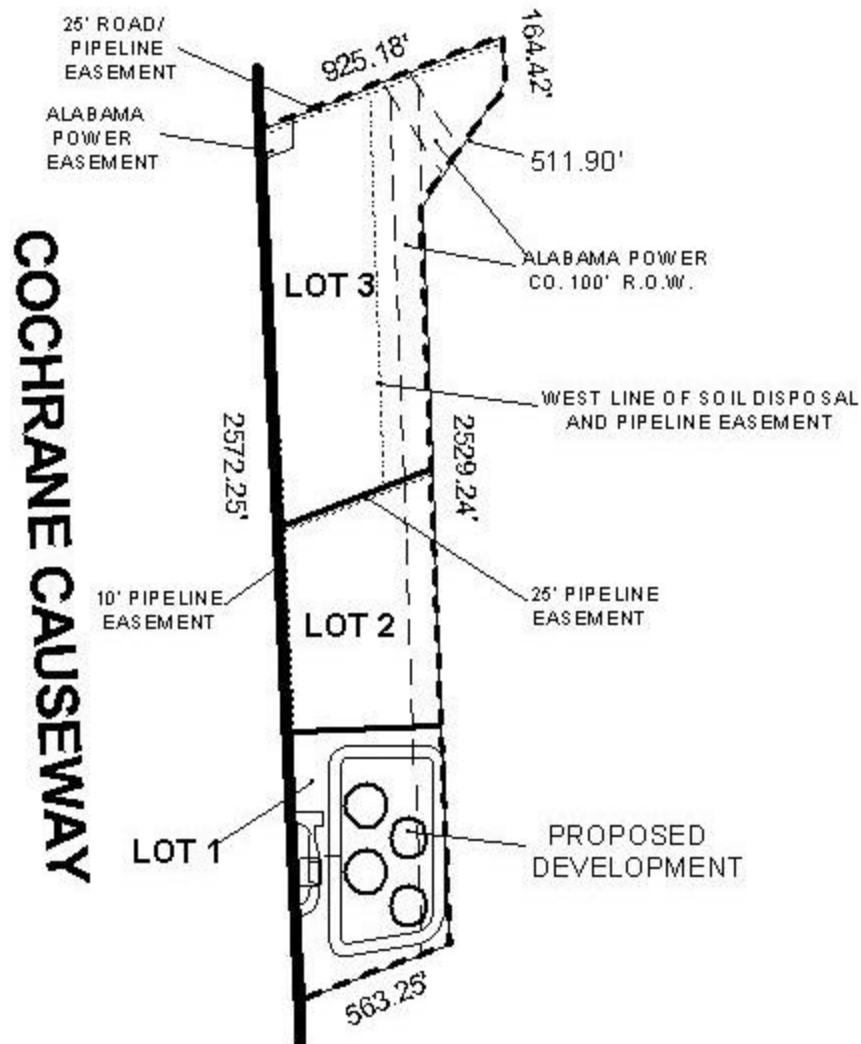
APPLICANT Gulf Coast Asphalt Company

REQUEST Rezoning, Planning Approval, Planned Unit Development, Subdivision and Sidewalk Waiver

LEGEND



## SITE PLAN



The site is located on the East side of U. S. Highway 90, 1527' North of Sixth Street.  
The plan illustrates the proposed development and the existing easements.

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 APPLICANT Gulf Coast Asphalt Company  
 USE/REQUEST Rezoning, Planning Approval, P.U.D.,  
Subdivision and Sidewalk Waiver

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